

080.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

869,300 /

869,300

USE VALUE:

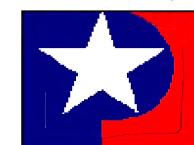
869,300 /

869,300

ASSESSED:

869,300 /

869,300

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		BRATTLE TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WAXLAX CHRISTINA	
Owner 2: PAYNE JAMES	
Owner 3:	

Street 1:	28 BRATTLE TERR
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	BRENNAN KRISTIN S -
Owner 2:	-
Street 1:	28 BRATTLE TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 4,094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2195 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4094	Sq. Ft.	Site	0	70.	1.33	11									379,974						380,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4094.000	489,300		380,000	869,300		49897
Total Card	0.094	489,300		380,000	869,300	Entered Lot Size	GIS Ref
Total Parcel	0.094	489,300		380,000	869,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	396.00	/Parcel: 396.0	Land Unit Type:	Insp Date

Parcel ID: 080.0-0006-0008.0

!6525!

PRINT

Date

Time

12/10/20 21:17:20

LAST REV

Date

Time

08/07/19 12:26:59

apro

6525

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN KRISTIN	71335-356	1	7/18/2018		925,000	No	No		
RIVERA TREVOR M	64660-539		12/15/2014		475,000	No	No		
FEDERAL HOME LO	62638-467		9/16/2013	Sub Sale	330,022	No	No		
EDWARDS-LEEPER	61758-538		5/8/2013	Forclosure	313,077	No	No		
TANG JING	49992-210		8/23/2007		349,000	No	No		
HIRSCH DANIEL C	36549-227		9/30/2002		325,000	No	No		
PARLEE GRETA J	28365-132		3/27/1998		169,500	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name										
9/18/2018	1351	Redo Bas	29,100	C				finish half of bsm	5/2/2019	SQ Returned	JO	Jenny O										
4/20/2017	438	Add Att	17,000	O					11/27/2018	MEAS&NOTICE	CC	Chris C										
7/8/2015	911	Addition	105,000		7/8/2015			Add 2nd level addi	5/18/2015	Sales Review	PT	Paul T										
8/4/2014	953	Manual	56,250		8/4/2014			Retaining wall per	5/14/2015	SQ Returned	MM	Mary M										
5/29/2014	558	Redo Kit	50,000						6/19/2014	Info Fm Prmt	PC	PHIL C										
									5/20/2009	Measured		197	PATRIOT									
									12/3/2008	MLS		MM	Mary M									
									12/9/2002	MLS		MM	Mary M									
									4/28/2000	Inspected		201	PATRIOT									

Sign: VERIFICATION OF VISIT NOT DATA _____

